



Clarehaven
Stapleford, Nottingham NG9 7JF

A TWO BEDROOM NEO-GEORGIAN
STYLE TOWN HOUSE.

£185,000 Freehold



Situated on a pedestrianised boulevard in this highly desirable residential location. Conveniently placed within a short drive, or even walking distance, of the park and ride for the Nottingham Tram, as well as the A52 linking Nottingham and Derby and Junction 25 of the M1 motorway. Stapleford town centre is a 10 minute stroll away, providing a number of local and national retailers, as well as all the usual local amenities.

The property itself is particularly well presented and comes to the market in a ready to move into condition with NO UPWARD CHAIN. Features include gas fired central heating served from a combination boiler and double glazed windows throughout.

The accommodation comprises entrance hall, lounge and dining kitchen to the ground floor. The first floor landing provides access to two well proportioned bedrooms and shower room/WC.

The property enjoys a town garden with patio, gravel areas and colourful bedding. The property benefits from a single detached brick built garage which can be found in a communal courtyard to the rear of the property.

Equally suited to first time buyers, as well as those looking to downsize. An early internal viewing comes highly recommended.



ENTRANCE HALL

Front entrance door, stairs to the first floor.

LOUNGE

16'8" x 10'3" increasing to 13'6" (5.10 x 3.13 increasing to 4.12)

Flame effect electric fire with feature surround, radiator, double glazed bow window to the front. Door to dining kitchen.

DINING KITCHEN

13'5" x 10'0" (4.11 x 3.06)

Incorporating a range of fitted wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, hob. Plumbing and space for washing machine and space for tumble dryer. Radiator, double glazed window and door to rear garden.

FIRST FLOOR LANDING

Built-in airing cupboard housing gas fired combination boiler (for central heating and hot water).

BEDROOM ONE

13'10" x 10'4" (4.22 x 3.16)

Built-in wardrobes, radiator, double glazed window to the front.

BEDROOM TWO

11'3" x 7'7" (3.44 x 2.32)

Radiator, double glazed window to the rear.

SHOWER ROOM

5'7" x 8'3" (1.71 x 2.54)

Three piece suite comprising wash hand basin with vanity unit, low flush WC, corner shower cubicle with electric shower. Radiator, double glazed window.

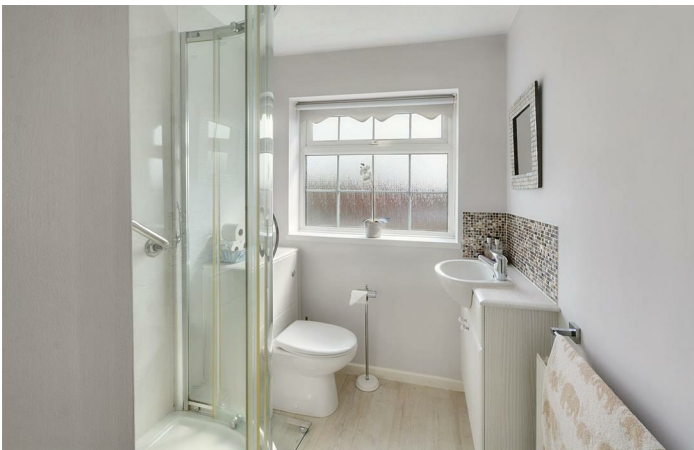
OUTSIDE

The property is situated along a pedestrianised boulevard off Clarehaven, and has an open plan front garden laid to lawn. The rear garden is landscaped with a town garden feel, with a decked veranda beyond the rear door, steps leading to a patio. This then opens to the main gardens, part laid to ornamental gravel for ease of maintenance, and a pathway running through to the foot of the plot.

The garden is flanked with colourful flower and shrub borders. A gate at the foot of the plot leads to a communal rear courtyard where the detached brick built single garage can be located.

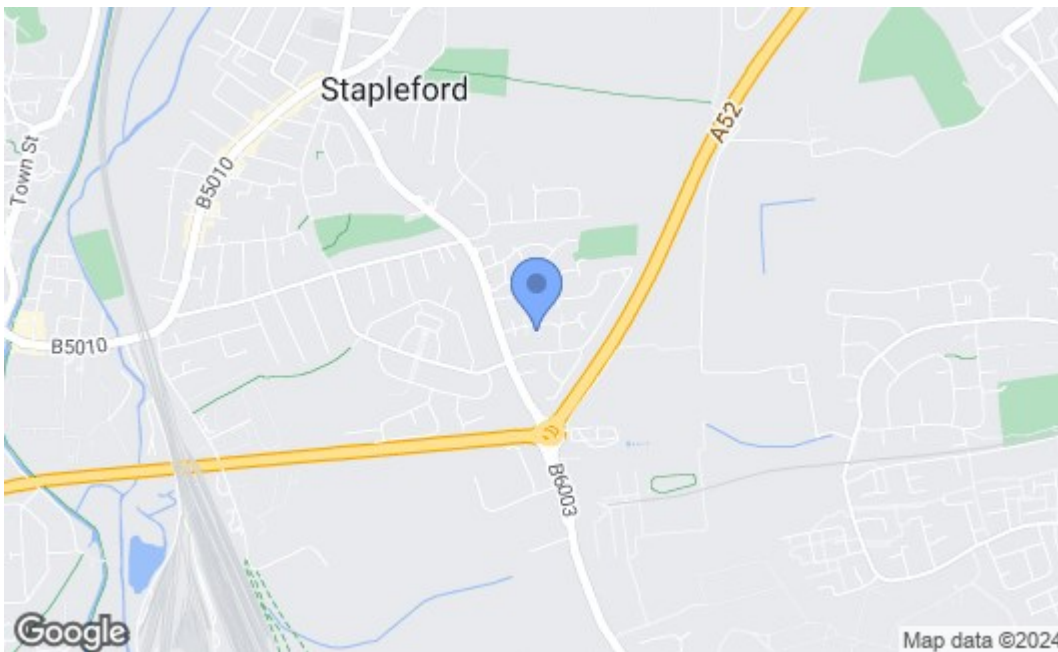
DIRECTIONS

From the A52 at Bardills traffic light junction, proceed towards Stapleford on Toton Lane. Passing the Morrisons petrol station on your right, take the next right onto Clarehaven. Follow the road down, where the property can be found on the right hand side in the first pedestrianised boulevard.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of blocks, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.